



**Connells**

King Street  
Plymouth





### Property Description

An exciting opportunity to acquire this well-presented two bedroom purpose-built top floor flat, situated in a prime central location. Benefiting from two double bedrooms, lounge, kitchen, bathroom, separate W.C., balcony, communal garden and on-street parking.

Located in one of Plymouth's most central locations, offering access to a host of local amenities including array of shops, cafes, doctors' surgery, pharmacy and public houses whilst being a stone's throw away from the waterfront and within walking distance of the city centre and the historic Barbican.

As you enter this flat, you are welcomed with the kitchen which has matching wall and base units, followed by a spacious light and airy lounge with door leading to your own private balcony, two good-sized double bedrooms, a bathroom comprising bath with overhead shower, hand basin and a separate W.C.

Externally, this property offers your own private balcony, communal garden and on-street parking.

This property is a fantastic opportunity for a first-time buyer or investor, appealing to a wide range of buyers.

### EARLY VIEWINGS ADVISED!

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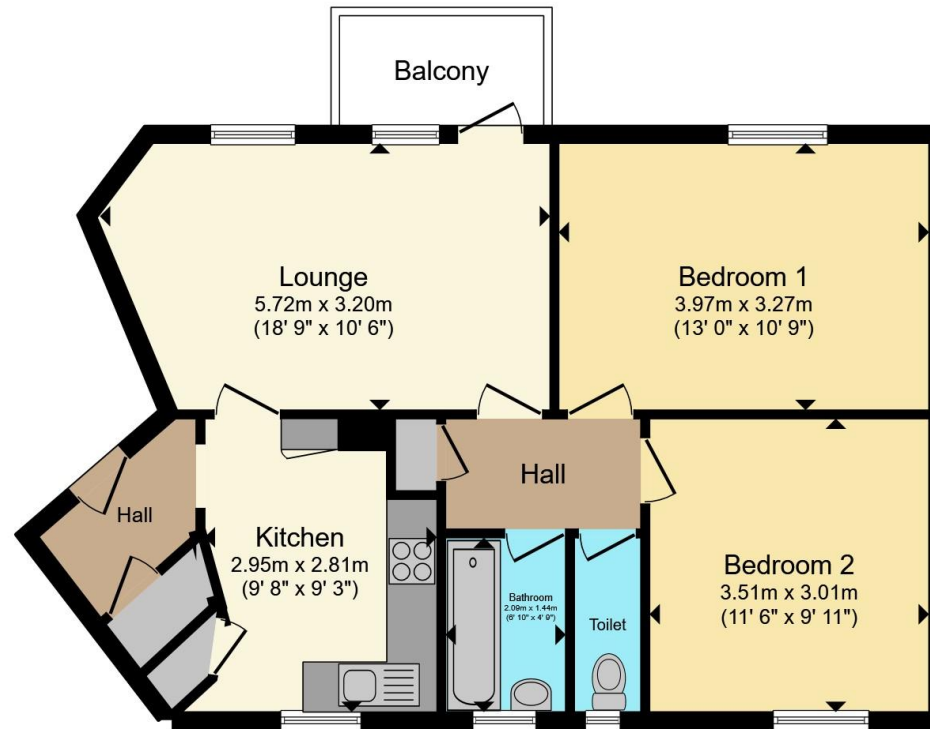












Total floor area 65.9 m<sup>2</sup> (709 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01752 674 467**  
**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

32 Mannamead Road  
 PLYMOUTH PL4 7AA

EPC Rating:  
 Awaited

Council Tax  
 Band: A

Service Charge:  
 1020.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLH313096](http://connells.co.uk/Property/PLH313096)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: PLH313096 - 0002